

AGENDA
PHILADELPHIA LAND BANK
BOARD OF DIRECTORS' MEETING
Tuesday, April 14, 2026 – 10:00 AM

THIS MEETING WILL BE HELD AT 1234 MARKET STREET IN THE 17TH FLOOR CONFERENCE ROOM AND IS OPEN TO THE PUBLIC. YOU WILL NEED VALID IDENTIFICATION TO ENTER THE BUILDING.

**INSTRUCTIONS FOR SUBMISSION OF PUBLIC COMMENTS
ARE LOCATED ON THE PAGES FOLLOWING THE AGENDA**

AGENDA

- I. **Roll Call**
- II. **Approval of Minutes of the Meeting of March 10, 2026**
- III. **Executive Director's Report**
- IV. **Administrative Matters**
 - A. **Interagency Transfer**

The property below is proposed for transfer to the Philadelphia Department of Public Property (DPP) for disposition, reuse and/or management by the DPP, specifically for the expansion of Nicetown Park and the installation of green stormwater infrastructure (GSI) by the Philadelphia Water Department (PWD) in the Eighth (8th) Council District.

 - **1822-30 W Cayuga Street* (CD 8)**
(property being transferred by the Philadelphia Redevelopment Authority to the Land Bank)*
- V. **Property Dispositions**
 - A. **Development – Affordable Housing (Requests for Proposals (RFP))**
 - 1. **RFP North Central – N. Ringgold St. et al. – Sub-Area 1 Civetta Property Group, LLC**

The properties below are proposed for disposition to **Civetta Property Group, LLC** to develop twenty-six (26) single-family homes in the Fifth (5th) Council District. Each single-family home will have three (3) bedrooms and two (2) bathrooms, with an approximate area of 1,375 square feet. Nine (9) homes will be two-story with no basements; five (5) homes will be two-story with finished basements; and twelve (12) homes will be three-story with no basements. The homes fit within the context of the neighborhood. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. All homes will be eligible for the Housing Opportunities Made Easy (HOME) Turn the Key program. Applications were solicited via a Request for Proposals (RFP) for the properties, and the applicant was the most

qualified bidder. An EOP plan will apply to this project.

- **1800*, 1818*, 1862* N. 23rd Street; 1802*, 1806*, 1808*, 1810*, 1820*, 1828*, 1845*, 1848, 1852* N. 24th Street; 1801*, 1813*, 1837, 1855, 1868* N. Bucknell Street; 1800*, 1814*, 1858* Judson Street; 2318*, 2326, 2330, 2332, 2334*, 2336* W. Montgomery Avenue (CD 5)**

(properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*

**2. ~~RFP North Central – N. Ringgold St. et al. – Sub-Area 2 Gonsosa Development, LLC~~
~~REMOVED~~**

~~The properties below are proposed for disposition to **Gonsosa Development, LLC** to develop nineteen (19) single family homes in the Fifth (5th) Council District. Each single family home will be two (2) stories without a basement. Each unit will have three (3) bedrooms and two (2) bathrooms, with an approximate area of 1,200 square feet. The homes fit within the context of the neighborhood. They will be sold to households with incomes at or below 100% of AMI for a maximum sales price of \$280,000. All homes will be eligible for the Housing Opportunities Made Easy (HOME) Turn the Key program. Applications were solicited via a Request for Proposals (RFP) for the properties, and the applicant was the most qualified bidder. An EOP plan will apply to this project.~~

- ~~• **1802, 1804, 1808*, 1810*, 1812*, 1824, 1826, 1828, 1830*, 1831, 1835*, 1837*, 1839*, 1850* N. Ringgold Street; 1812, 1839*, 1844 N. Taylor Street; 2411*, 2427* W. Montgomery Avenue (CD 5)**~~

~~*(* properties being transferred by the City of Philadelphia or the Philadelphia Redevelopment Authority to the Land Bank)*~~

B. Development – Assemblage (unsolicited)

1. MQ Management, LLC

The property below is proposed for disposition to MQ Management, LLC for an assemblage. The developer intends to develop sixteen (16) market-rate rental units and one (1) commercial unit on 1707 Ridge Avenue and the properties already in their ownership: 1700 Poplar Street, 1701-03 Ridge Avenue, 1705 Ridge Avenue and 1709 Ridge Avenue. The first-floor area includes 1,750 SF commercial space (a gym). All residential units are one (1) bedroom, one-bathroom apartments with an area of approximately 561 to 630 square feet. All units are to be rented at market rate. The applicant will lease the commercial space to a retail business. The developer will pay the appraised value of \$65,000.00 for the parcel. The application was unsolicited and evaluated pursuant to the disposition policy. The application qualifies as an assemblage as the developer owns more than 50% of the development site. An EOP plan will apply to this project.

- **1707 Ridge Avenue (CD 5)**

C. Development – Community-Benefitting Use (unsolicited)

1. Historic Fair Hill, Inc.

The properties below are proposed for disposition to Historic Fair Hill, Inc. to develop a one-story building that will be accessible to the community and include office space and space to host community programs. There will also be space for gardening. The building will have an area of approximately 1,800 SF with two offices, a community space and a bathroom. The application was unsolicited and evaluated pursuant to the disposition policy. An EOP plan will apply to this project.

- **3001* and 3003* N. 10th Street (CD 5)**

(property being transferred by the City of Philadelphia to the Land Bank)*

D. Gardens and Open Space

1. Neighborhood Gardens Trust

The property below is proposed for disposition to Neighborhood Gardens Trust, a nonprofit organization, to be stabilized as a community garden (Farm 51). The property will be subject to a 30-year mortgage and permanently restricted for use as a community garden.

- **5103 Chester Avenue (CD 3)**

2. Empowered CDC, Inc.

The property below is proposed for disposition to Empowered CDC, Inc., a nonprofit organization, to be stabilized as a community garden (Manton Street Garden). The property will be subject to a 30-year mortgage and permanently restricted for use as a community garden.

- **5123*, 5125*, 5127* and 5129* Baltimore Avenue (CD 3)**

(property being transferred by the City of Philadelphia to the Land Bank)*

VI. Public Comment (Old & New Business)

VII. Adjournment

MEMORANDUM

FROM: Andrea Imredy Saah, Esq., Senior Counsel
RE: Philadelphia Land Bank April 14, 2026 Board Meeting
Board Meeting Notice, Public Attendance, and Comment Procedures
DATE: April 2, 2026

The Meeting of the Board of Directors of the Philadelphia Land Bank (“Land Bank”) is scheduled for Tuesday, April 14, 2026, with the Executive Session to begin at 9:30 A.M. and the meeting to begin at 10:00 A.M or as soon as the Executive Session has ended.

THIS MEETING WILL BE IN PERSON AT 1234 MARKET STREET IN THE 17TH FLOOR CONFERENCE ROOM AND IS OPEN TO PUBLIC ATTENDEES AND FOR PUBLIC COMMENTS AND QUESTIONS. YOU WILL NEED VALID IDENTIFICATION TO ENTER THE BUILDING.

PLEASE NOTE: To participate in the meeting, you must sign in before entering the conference room. This requirement is necessary to allow us to collect the names of participants as required by law.

The Board agenda and package will be available to view no later than five (5) days prior to the Board meeting at <https://phillylandbank.org/philadelphia-land-bank-board/>. Public comments and questions regarding the matters that are posted on the agenda may be submitted by email prior to the Board meeting and/or in person if attending the Board meeting.

Public Comment BEFORE Board Meeting:

Email the following information to andrea.saah@phdc.phila.gov by 3:00 p.m. on Monday, April 13, 2026:

- Your full name and group or company affiliation, if applicable.
- Contact information (your email address).
- Identify the agenda item that you are addressing; and
- State your question/comment in a clear and concise manner.

Questions/comments submitted via email by the 3:00 pm deadline will be forwarded to the Board prior to the meeting, and copies will be distributed to public attendees at the Board meeting. They will be answered or addressed during the meeting to the extent the Board chooses, and they will be attached to the minutes of the meeting. Comments submitted after the 3:00 pm deadline will be forwarded to the Board but will not be distributed at the Board meeting. They will be attached to the minutes.

Public Comment DURING Board Meeting:

If you wish to comment on a particular agenda item, you must indicate that on the sign-in sheet before the meeting begins. Once recognized by the Board Chair, individuals will be allowed two (2) minutes for public comment per person per agenda item.

- The Chair reserves the right to limit comments when more than a certain number of people have the same comments on the same matter.
- Staff will assist with timing and identifying individuals as needed.

Rules of Conduct:

- Comments must be related to the specific agenda item in question.
- Personal attacks, accusations or hate speech against anyone, including applicants, staff members, Board members, attendees or other members of the public, will not be tolerated and will be referenced but not be included in the minutes.

Minutes of Board Meeting:

The draft minutes of the Board meeting will be made publicly available when the Board package for next month's Board meeting is posted on the Land Bank Board website. Once approved by the Board, the approved minutes will be posted under the appropriate Board meeting date on the Land Bank website.

If you have a question about an agenda item after the meeting concludes, please submit it to andrea.saah@phdc.phila.gov with the following information:

- Your full name and group or company affiliation, if applicable.
- Contact information (your email address).
- Identify the agenda item that you are addressing; and
- State your question/comment in a clear and concise manner. Land Bank staff will provide a response to the extent possible.

Recording of Meeting:

Please note that because of the public nature of the Board meeting, attendees are not prohibited from audio or video recording the entire meeting or parts of the meeting. Attendees who wish to record the meeting may not delay the beginning of the meeting or block the view of other attendees and shall not interfere with the proceedings.